Chapter 14 BUILDINGS AND BUILDING REGULATIONS*

*Cross references: Fire prevention and protection, ch. 30; solid waste, ch. 58; streets, sidewalks and other public places, ch. 62; subdivisions, ch. 66; zoning, ch. 74.

Sec. 14-1. Purpose of chapter.
Sec. 14-2. Scope of chapter.
Sec. 14-3. Authority of chapter provisions.
Sec. 14-4. Forfeiture.
Sec. 14-5. Wisconsin Administrative Code adopted.
Sec. 14-6. Building inspector.
Sec. 14-7. Building permit fee.

Sec. 14-1. Purpose of chapter.
The purpose of this chapter is to promote the general health, safety and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.
(Ord. No. 13.01, § 1.2, 7-1-2000)

Sec. 14-2. Scope of chapter.
The scope of this chapter includes the construction and inspection of one-family and two-family dwellings built since June 1, 1980.
(Ord. No. 13.01, § 1.3, 7-1-2000)

Sec. 14-3. Authority of chapter provisions.
The regulations of this chapter are adopted under the authority granted by Wis. Stats. § 101.65.
(Ord. No. 13.01, § 1.1, 7-1-2000)

Sec. 14-4. Forfeiture.
The enforcement of this chapter and all other laws and ordinances relating to buildings shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be as specified in section 1-8 of this Code.
(Ord. No. 13.01, § 1.8, 7-1-2000)

Sec. 14-5. Wisconsin Administrative Code adopted.
The Wisconsin Uniform Dwelling Code, Wis. Admin. Code, chs. SPS 320-325 and 327, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this chapter. SPS 320.05, the scope includes the construction and inspection of detached garages serving one and two family dwellings and boat houses and new service installations on vacant parcels. The building structures and any heating, electrical, or plumbing systems shall comply with the Uniform Dwelling Code.
SPS 361-366, Commercial Building
SPS 316, Electrical

(Ord. No. 13.01, § 1.4, 7-1-2000) (12192023) (10062026)

Sec. 14-6. Building inspector.

(a) There is created the position of building inspector, who shall administer and enforce this chapter and shall be certified by the division of safety and buildings, as specified by Wis. Stats. § 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. (Note: Contact the division of safety and buildings at (608)261-8500 for certification information.)

(b) Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector, is exempted from permit requirements. Residing, reroofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements.

(c) Commercial Building (Structural and HVAC) Plan Review Per Wis. Stat. 101.12(3)(b)

(d) Commercial Building Inspection (Structural and HVAC, Fire Suppression, and Fire Alarm) SPS-361.60

(e) Commercial Electrical Permitting and Inspection SPS 316.011

(f) Manufactured Home Communities

(Ord. No. 13.01, § 1.5, 7-1-2000) (11212023)

Cross references: Officers and employees, § 2-91 et seq.

Sec. 14-7. Building permit fee.

The building permit fees shall be determined by resolution.

(Ord. No. 13.01, § 1.7, 7-1-2000)

Sec. 14-8 - Fair and Open Housing.

(a) The town board hereby adopts Wis. Stats. § 106.50. as amended, and all subsequent amendments thereto.

(b) The officials and employees of the town shall assist in the orderly prevention and removal of all discrimination in housing within the town by implementing the authority and enforcement procedures set forth in Wis. Stats. § 106.50 as amended.

(c) The town clerk shall maintain forms for complaints to be filed under Wis. Stats. § 106.50, as amended, and shall assist any persons alleging a violation thereof in the town to file a complaint thereunder with the Wisconsin Department of Work Force Development, Equal Rights Division, for enforcement of Wis. Stats. § 106.50, as amended.

(Ord. of 6-6-2017)

Chapters 15--17 RESERVED

NOTICE OF ORDINANCE AMENDMENT

The Town Board of the Town of Three Lakes voted on October 6, 2026 to amend Section 14-5 by adding language for the construction and inspection of detached garages serving one and two family dwellings and boat houses, etc.

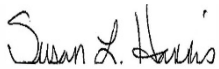
The ordinance is available for inspection at the Town Office and will be posted on the Town website at www.townofthreelakeswi.gov.

SUSAN HARRIS, Clerk
Town of Three Lakes
715-546-3316



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Roger Brisk
Town Chairman

Attest:



_____
Susan Harris
Town Clerk

Adopted:	10/06/2026
Published:	10/14/2026
Effective:	10/14/2026